



To the Honorable Council
City of Norfolk, Virginia

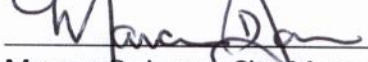
June 28, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Change of Zoning from R-8 (Single-Family), C-2 (Corridor Commercial) and PCO-Riverview (Riverview Pedestrian Commercial Overlay) to conditional C-2 (Corridor Commercial) and PCO-Riverview (Riverview Pedestrian Commercial Overlay)**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-4**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** This request proposes to a change of zoning to allow development of a parking lot.
- IV. **Applicant:** Richard Levin
- V. **Description:**
 - This site is composed of two parcels; the one abutting Granby Street is currently zoned C-2/PCO-Riverview and the second lot, abutting the first lot to the rear/east is zoned R-8 (Single-Family).
 - The applicant proposes to conditionally rezone both parcels (except for a 50 by 100 foot parcel abutting Columbus Avenue) to allow the site to be developed with a parking lot.
 - The zoning of the 50 by 100 foot lot abutting Columbus Avenue will remain R-8 (Single-Family) and be developed with a single-family home.
 - The parking lot will not be accessed in any manner from the residential lot.
 - The applicant has conditioned the rezoning to development of a parking lot.
 - The applicant has submitted a re-subdivision plat which would combine the lot fronting on Granby Street and the one to the rear of that into one parcel while subdividing the 50 by 100 foot lot into a separate lot.
 - Should the conditional rezoning request be approved by Council, the review of the re-subdivision will begin.
- VI. **Historic Resources Impacts:**
N/A

VII. Public Schools Impacts:

N/A

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated May 26, 2016 with attachments
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: **May 26, 2016**
 Executive Secretary: George M. Homewood, FAICP, CFM
 Planner: Susan Pollock Hart, CFM

Staff Report	Item No.	C - 2
Addresses	3920 Granby Street and 3917 Columbus Avenue	
Applicant	Richard Levin	
	Conditional Rezoning	From R-8 (Single-Family), C-2 (Corridor Commercial) and PCO-Riverview (Riverview Pedestrian Commercial Overlay) to conditional C-2 (Corridor Commercial) and PCO-Riverview (Riverview Pedestrian Commercial Overlay)
Property Owner	3920 Granby, LLC	
Site Characteristics	Site Area	1.4 Acres
	Future Land Use Map	<ul style="list-style-type: none"> Commercial (3920 Granby Street) Single-Family Traditional (3917 Columbus Avenue)
	Zoning	<ul style="list-style-type: none"> C-2 (Corridor Commercial) and PCO-Riverview (Riverview Pedestrian Commercial Overlay): 3920 Granby Street R-8 (Single-Family): 3917 Columbus Avenue
	Neighborhood	Colonial Place/Riverview
	Character District	Traditional
Surrounding Area	North	C-2/Riverview PCO: Big Al's Mufflers and Brakes; R-11 (Moderate Density Multi-Family): Hermitage Methodist Homes assisted living facility
	East	R-8: Single-family homes
	South	C-2/Riverview PCO; Riverview Theater; R-8: Single-family homes
	West	R-15 (High Density Multi-Family): Apartments



A. Summary of Request

- The property is located on the east side of Granby Street between East 39th and East 40th Streets.
- The applicant proposes to rezone the property to allow for it to be developed with a parking lot.

B. Plan Consistency

Analysis

- *plaNorfolk2030* designates the western portion of this property, adjacent to Granby Street, Commercial while the eastern portion is designated Single-Family traditional.
 - While the construction of a commercial parking lot is not typically appropriate in the Single-Family traditional designation, given that a large portion of the property is designated commercial the proposed use can be supported by *plaNorfolk2030*.

C. Zoning Analysis

i. General

- This site is composed of two parcels; the one abutting Granby Street is currently zoned C-2/PCO-Riverview and the second lot, abutting the first lot to the rear/east is zoned R-8 (Single-Family).
- The applicant proposes to conditionally rezone both parcels (except for a 50 by 100 foot parcel abutting Columbus Avenue) to allow the site to be developed with a parking lot.
 - The zoning of the 50 by 100 foot lot abutting Columbus Avenue will remain R-8 (Single-Family) and be developed with a single-family home.
 - The parking lot will not be accessed in any manner from the residential lot.
 - The applicant has conditioned the rezoning to development of a parking lot.
- The applicant has submitted a re-subdivision plat which would combine the lot fronting on Granby Street and the one to the rear of that into one parcel while subdividing the 50 by 100 foot lot into a separate lot.
 - Should the conditional rezoning request be approved by Council, the review of the re-subdivision will begin.

ii. Parking

- The applicant owns the Riverview Theater which abuts this site to the south.
- The proposed parking lot would provide parking for the theater as well as the businesses in the Riverview Commercial District.

iii. Flood Zone

The property is located in the X (Low to Moderate) zone which is not considered a special flood hazard area.

D. Transportation Impacts

N/A

E. Historic Resources Impacts

The site and the adjacent Riverview Theater are not located within a federal, state, or local historic district, however, the Theater was built in 1947 and would be eligible for consideration.

F. Public Schools Impacts

N/A

G. Environmental Impacts

The proposed additions and site modifications will undergo the Site Plan Review process, which will require all site development to adhere to the regulations of the *Zoning Ordinance*, including landscaping, vehicular circulation, and stormwater improvements.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

- This site is located in the Riverview Commercial District which has limited on-site and off-site parking.
- The proposed parking lot should serve to provide needed parking for both any potential user of the adjacent theater as well as other tenants along the corridor.

J. Payment of Taxes

The owner of the property is current on all real estate taxes.

K. Civic League

- Notice was sent to the Colonial Place/Riverview Civic League on March 16.
- The applicant attended the April 11 Civic League meeting where they voted to support the request.

L. Communication Outreach/Notification

- Legal notice was posted on the property on April 19.
- Letters were mailed to all property owners within 300 feet of the property on May 13.
- Legal notification was placed in *The Virginian-Pilot* on May 12 and May 19.

M. Recommendation

Staff recommends **approval** of the conditional rezoning request, subject to the proffered condition below:

- a) The site shall be designed generally in accordance with the conceptual site plan attached hereto and marked as "Exhibit A," subject to any revisions required by the city to be made during the Site Plan Review and building permit plan review processes.

Attachments

Location Map

Future Land Use Map

Zoning Map

Application

Notice to the Civic League

Proponents and Opponents

Proponents:

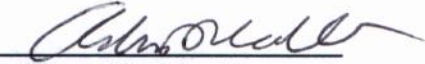
Richard Levin
2106 Llewellyn Avenue
Norfolk, VA 23517

Opponents:

None

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 3920 GRANBY STREET AND 3917 COLUMBUS AVENUE FROM C-2 (CORRIDOR COMMERCIAL), PCO-RIVERVIEW (PEDESTRIAN COMMERCIAL OVERLAY - RIVERVIEW), AND R-9 (SINGLE-FAMILY RESIDENTIAL) DISTRICTS TO CONDITIONAL C-2 (CORRIDOR COMMERCIAL) AND PCO-RIVERVIEW (PEDESTRIAN COMMERCIAL OVERLAY - RIVERVIEW) DISTRICTS.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 3920 Granby Street and 3917 Columbus Avenue are hereby rezoned from C-2 (Corridor Commercial), PCO-Riverview (Pedestrian Commercial Overlay - Riverview), and R-9 (Single-Family Residential) Districts to conditional C-2 and PCO-Riverview (Pedestrian Commercial Overlay-Riverview) Districts. The properties which are the subject of this rezoning are more fully described as follows:

Properties fronting 177 feet, more or less, along the eastern line of Granby Street beginning 141 feet, more or less, from the northern line of East 39th Street and extending northwardly; properties also front 50 feet, more or less, along the western line of Columbus Avenue beginning 174 feet, more or less, from the northern line of East 39th Street and extending northwardly; premises now or formally numbered 3920 Granby Street and 3917 Columbus Avenue; but excluding the easternmost 5,000 square-foot portion of the property fronting Columbus Avenue and numbered 3917 Columbus Avenue.

Section 2:- That the properties rezoned by this ordinance shall be subject to the following condition:

- (a) The property shall be improved with a parking lot in accordance with the conceptual site plan attached hereto and marked as "Exhibit A," subject to any revisions required by the city to be made during the Site Plan

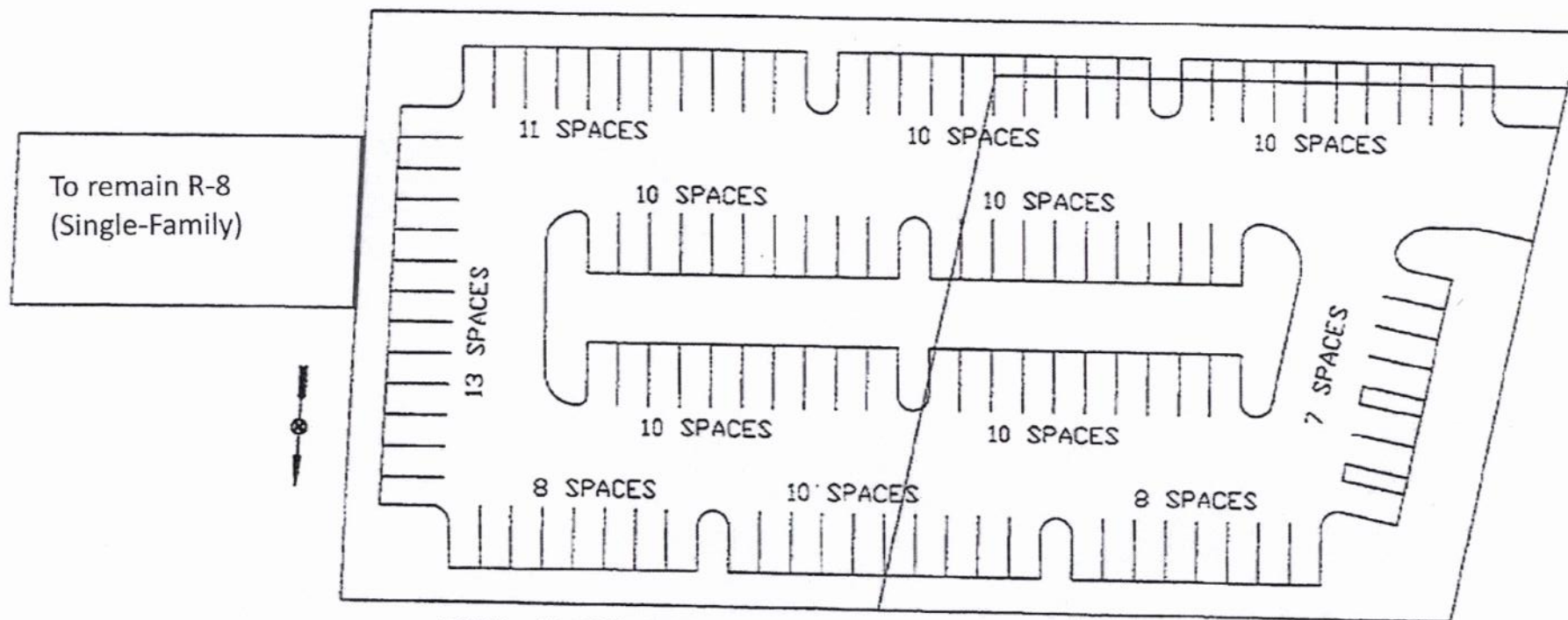
Review and building permit plan review processes.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)



TOTAL SPACES SHOWN: 117

RIVERVIEW PARKING

1" = 50'-0"

Exhibit A

Location Map



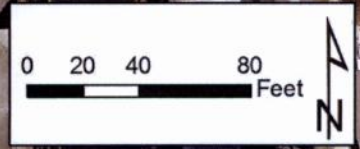
E 40TH STREET

COLUMBUS AVENUE

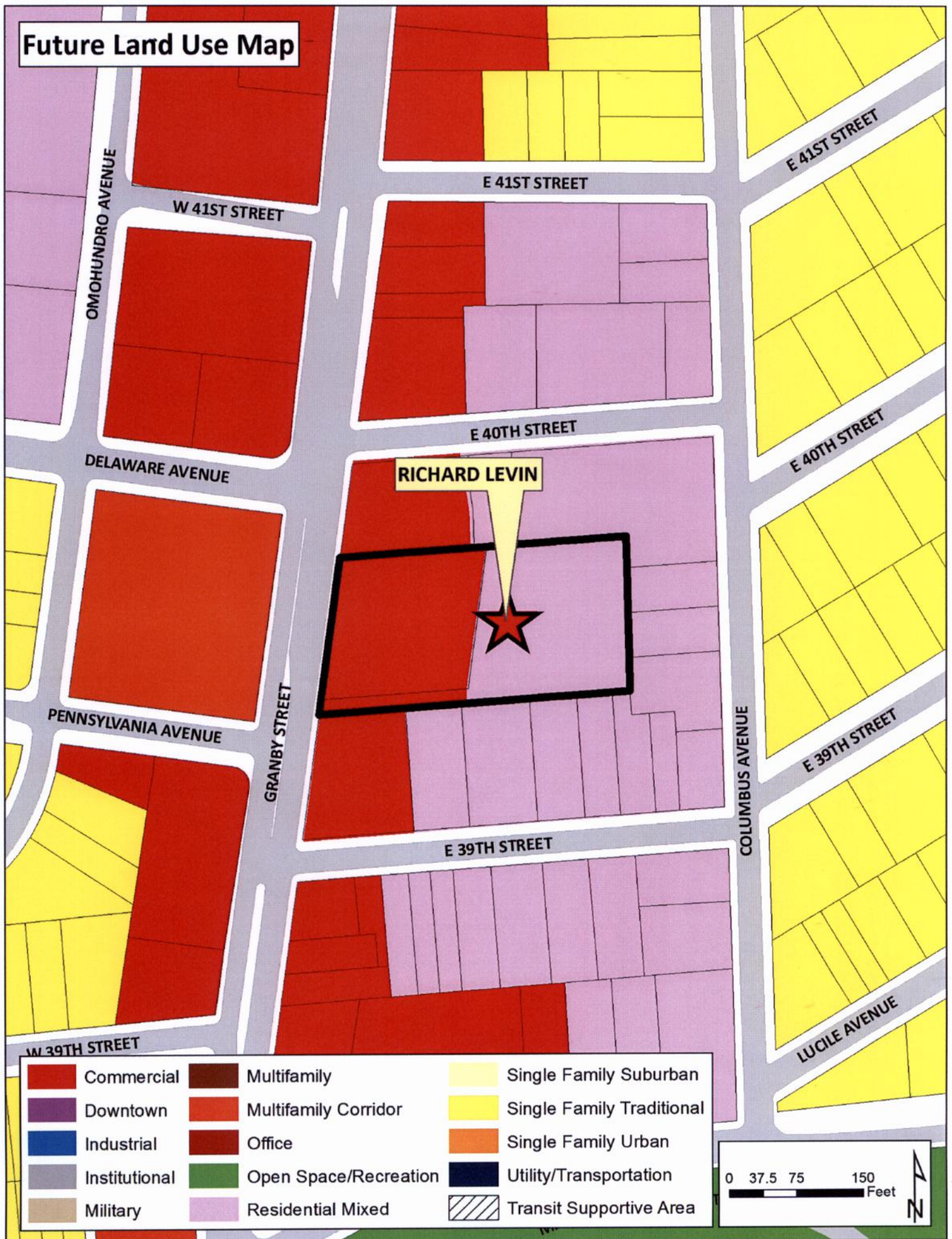
RICHARD LEVIN

GRANBY STREET

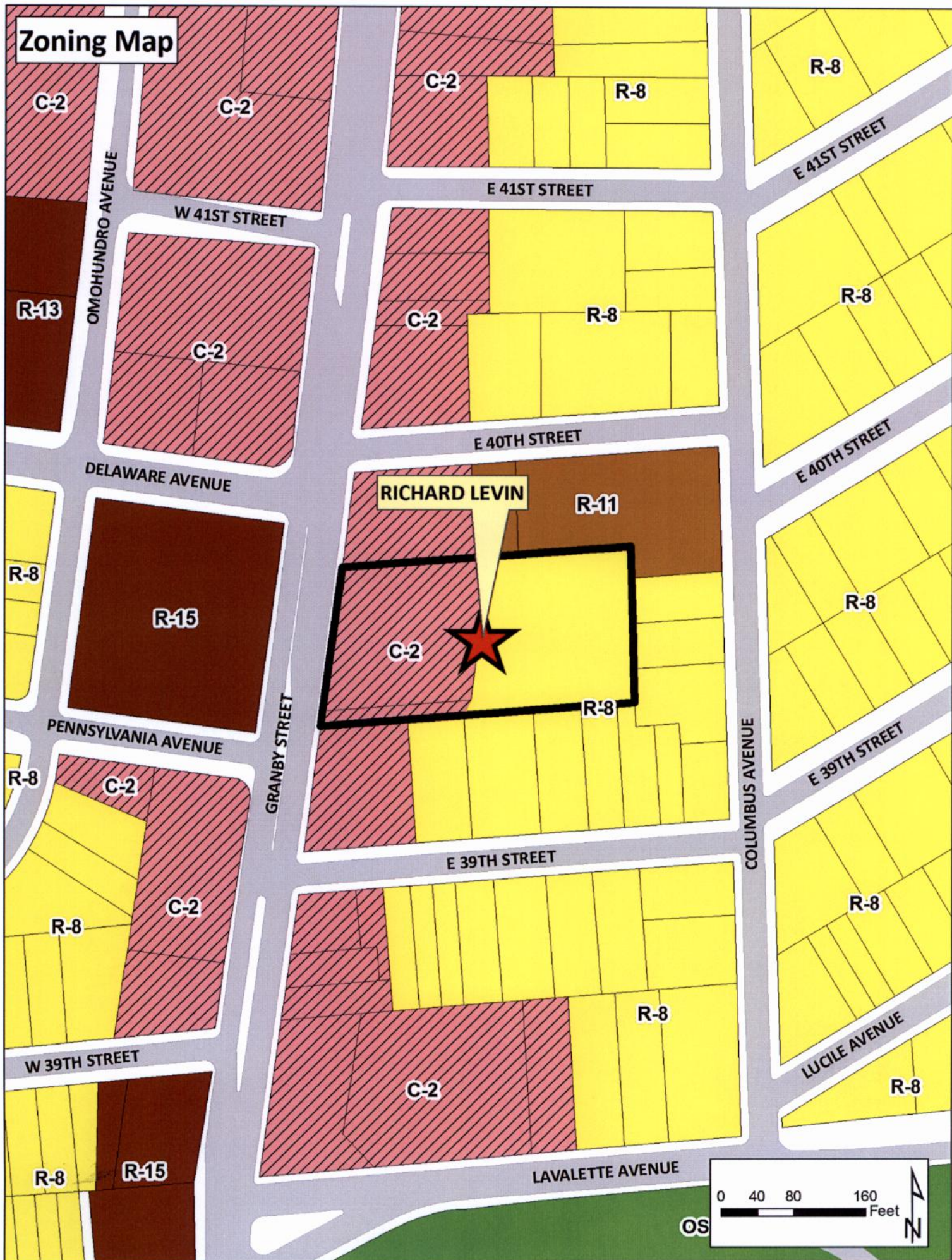
E 39TH STREET



Future Land Use Map



Zoning Map





APPLICATION CONDITIONAL CHANGE OF ZONING

Date of application: 3/14/16

Conditional Change of Zoning

From: R8 Zoning To: Conditional CZ Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 3920 (Street Name) Granby

Parcel X-1

Existing Use of Property: Vacant lot

Current Building Square Footage NA

Proposed Use parking lot

Proposed Building Square Footage NA

Trade Name of Business (If applicable) _____

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Levin (First) Richard (MI) G

Mailing address of applicant (Street/P.O. Box): 2106 Llewellyn Ave

(City) Norfolk (State) VA (Zip Code) 23517

Daytime telephone number of applicant (757) 630-2342 Fax () _____

E-mail address of applicant: richardg@levin@gmail.com

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Application
Conditional Rezoning
Page 2

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) Sullivan (First) Allan (MI) _____

Mailing address of applicant (Street/P.O. Box): 2106 Llewellyn Ave

(City) Norfolk (State) VA (Zip Code) 23517

Daytime telephone number of applicant (757) 434-3316 Fax () _____

E-mail address of applicant: alsullivan@vt.edu

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3920 Granby LLC

3. Name of property owner: (Last) _____ (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): 2106 Llewellyn Ave

(City) Norfolk (State) VA (Zip Code) 23517

Daytime telephone number of owner (757) 434-3316 email: alsullivan@vt.edu

CIVIC LEAGUE INFORMATION

Civic League contact: Ted Warren

Date(s) contacted: 3/8/10

Ward/Super Ward information: _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

REQUIRED ATTACHMENTS

- ✓ Required application fee, **\$705.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- ✓ Proffered conditions.
- ✓ Written description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Richard Levin Sign:  3/14/16
(Property Owner) (Date)

Print name: _____ Sign: _____ / ____ / ____
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Allan Sullivan Sign:  3/14/16
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised September, 2015)

PROFERRED CONDITIONS

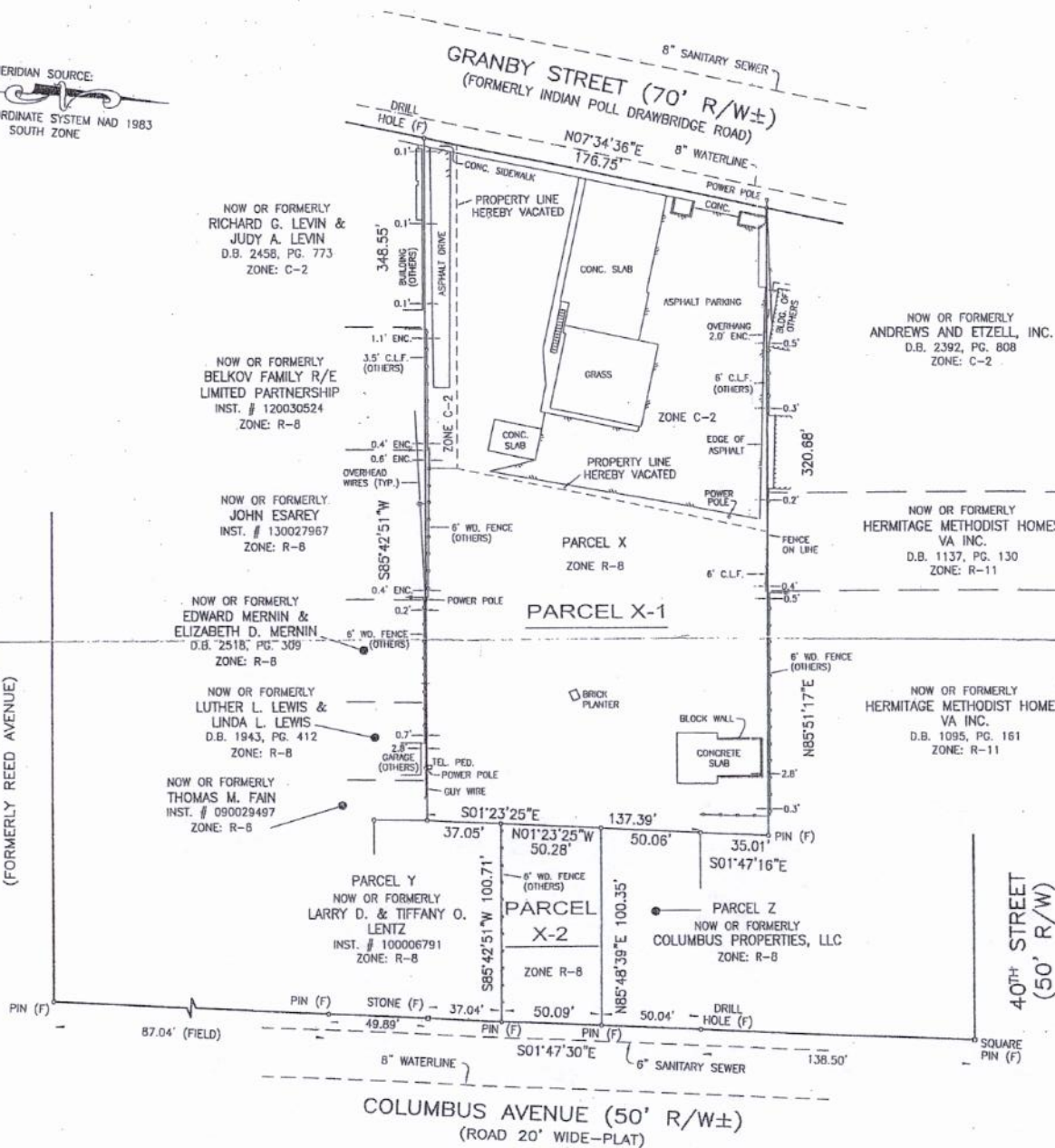
- 1) Parking lot to be developed in
accordance with attached site plan
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

Print name: Richard Levin Sign: [Signature] 3 / 14 / 16
(Applicant) (Date)

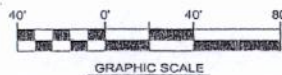
Print name: Allan Sullivan Sign: [Signature] 3 / 14 / 16
(Property Owner or Authorized Agent of Signature) (Date)

MERIDIAN SOURCE:
VIRGINIA COORDINATE SYSTEM NAD 1983
SOUTH ZONE

39TH STREET (50' R/W)
(FORMERLY REED AVENUE)



AREA OF PARCEL X-1: 57774 S.F. / 1.3263 AC.
AREA OF PARCEL X-2: 5039 S.F. / 0.1157 AC.



SCALE: 1" = 40'

OWNER:
3920 L.L.C.
2106 LLEWELLYN AVENUE
NORFOLK, VA 23517-2237
LEGAL SOURCE:
INSTRUMENT NO. 050022386
ZONED C-2
AND
OWNER:
COLUMBUS PROPERTIES, LLC
2106 LLEWELLYN AVENUE
NORFOLK, VA 23517-2237
LEGAL SOURCE:
PARCEL X
M.B. 68, PGS. 8 AND 9
ZONED C-2, R-8

PRELIMINARY SUBDIVISION
OF THE PROPERTY OF
3920 L.L.C.

INSTRUMENT NO. 050022386

AND

PARCEL X

SUBDIVISION OF A PORTION OF TRACT # 4
PLAT OF THE C.M. CRUSER FARM
AND A PORTION OF REVISED PLAT OF PROPERTY OF
W.S. CRUSER

M.B. 68, PGS. 8 AND 9

NORFOLK, VIRGINIA

STEPHEN I. BOONE & ASSOCIATES, P.C.
LAND SURVEYORS
PORTSMOUTH, VIRGINIA

DATE: AUGUST 10, 2015